

*Town of Cheswold*  
1856



*State of Delaware*  
1787

**PLANNING COMMISSION  
MEETING  
MINUTES  
THURSDAY, MARCH 14, 2019**

**Meeting Held at: Nobles Pond  
13 Nobles Pond Crossing  
Cheswold, Delaware 19936**

**Planning Commissioners In Attendance:**

**Ms. Colleen Ostafy, Secretary  
Mr. Carl Schultz, Commissioner  
Mr. Reggie Valentine, Commissioner**

**Excused: Mr. Barry Jones, Chairperson**

**Also in Attendance:**

**Mr. BJ DeCoursey – Univ. of Del.-IPA  
Ms. Sam Callender, Land Use Administrator**

**MEETING OPENING:**

The meeting was called to order at 6:20 p.m., by Commissioner Ostafy, and a Salute to the Flag and a Moment of Silence immediately followed.

Ma. Ostafy confirmed that the meeting had been properly posted and conducted a roll call. It was acknowledged that a quorum was in attendance and the meeting proceeded.

**AGENDA REVIEW:**

A call for a review of the agenda was made and it was noted by Commissioner Schultz that Wednesday, should have been shown as Thursday. A motion was then made by Commissioner Schultz to accept the agenda as corrected. Commissioner Valentine made a second to the motion and the motion passed with a unanimous roll call vote.

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**MINUTES REVIEW:**

The following minutes were reviewed and voted upon:

February 27, 2019

A motion was made by Commissioner Valentine to approve the minutes as presented. Commissioner Schultz made a second to the motion and it passed with a unanimous roll call vote.

**NEW BUSINESS:**

NOTHING TO REPORT

**OLD BUSINESS:**

**Development of 2020 Comprehensive Plan – DISCUSSION ITEMS:**

Mr. DeCoursey reviewed the following items with the Commissioners:

- General agreement on Future Land Use Designations – it may be necessary to have additional discussion on adding an agricultural designation to both Map 4 – Existing Land Use and Map 7 – FLU.
  - Residential – High, Medium, Low Density?
  - Commercial
  - Industrial
  - Institutional
  - Utility = Streets
  - Park
  - Railroad = Parcels
  - Agricultural – Add as new?
- Review of relevant Pre-PLUS comments impacting FLU and annexations:
  - 2015 Amendment – Evans Farm
  - Position on Housing Growth
  - Position on Population Growth
  - Expansion of Boundaries
  - Development of Adjacent Areas
  - Re-development Potential
  - Corridor study of Rt. 42 to address ped traffic, street scape and urban design
  - Economic development study for lands surrounding Cheswold airport

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- How to prevent encroachment yet encourage economic development around the airport?
- Saratoga sub-division stalled and has sunset. What is the vision for these lands north of the airport?
- PPG industries closing plant on Lynnbury Woods Road
- Stonington sub-division

Additional discussion is required of the Pre-PLUS comments.

**Next Meeting Dates:**

- Monday, March 25, 2019 – Workshop Meeting, Nobles Pond
- Monday, April 8, 2019 - Workshop Meeting, Nobles Pond – 5:00 pm
- Thursday, April 11, 2019 – Monthly Meeting, Cheswold Town Hall – 6:00 pm

**MOTION to ADJOURN:**

A motion to adjourn was made by Commissioner Ostafy at 8:05 p.m. A second to the motion was made by Commissioner Schultz and a unanimous roll call vote passed the motion.

Minutes Taken by: Ms. Sam Callender – March 14, 2019  
Minutes Submitted by: Ms. Sam Callender – March 28, 2019